

202, 626 2 Avenue NE
Calgary, Alberta

MLS # A2306831



\$184,888

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Brick, Vinyl Siding	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Chandelier, Laminate Counters, See Remarks		

Inclusions: na

Fantastic opportunity for first-time buyers or a great investment property! This west-facing 2-bedroom corner unit is ideally located within walking distance to downtown and the river pathways. The functional layout features a maple kitchen with ample counter space, a designated dining area, and a bright living room with access to the private balcony. The unit is complete with two well-sized bedrooms, a full 4-piece bathroom, and convenient in-suite laundry. Enjoy the benefits of an inner-city location close to transit, shops, restaurants, and everyday amenities. This property offers excellent potential for buyers looking to add value with some TLC or investors alike. Don't miss this opportunity—book your showing today!